

TRUSTEES' SALE
OF VALUABLE FARMS AND LOTS
By virtue of a decree of the Circuit Court for Frederick County, in Equity, bearing date on August 8, 1950, in the case of Lyman S. Sappington and Margaret M. Sappington, his wife, vs. Thomas L. Sappington, et al., being No. 16,889 Equity on the docket of the said Court, we, the undersigned, will sell at Public Sale in front of the Court House Door in Frederick City, Frederick County, Maryland, on

FRIDAY, SEPTEMBER 8, 1950,
at the hour of eleven o'clock A. M.,
all the following described real estate:

1. All that valuable farm situate south and east of the Village of Liberty in Frederick County, State of Maryland, along and on both sides of the State Road from Liberty to Baltimore, and on the east side of the State Road from Liberty to New Market, containing 270 acres, 1 rood and 11 square perches of land, more or less, excepting thereout and therefrom the four parcels immediately hereafter described, containing 23.10 acres of land, more or less, leaving the acreage of said farm 247 acres and 35 square perches, more or less. This farm is improved with a brick two and one-half story metal roof dwelling house containing thirteen rooms; electric current is in the house; a large bank barn about 45'x80' with shingle roof; wagon shed and corn crib; hog house; two barracks; old spring house, and other outbuildings. There is a good spring of water on the premises.

2. All that tract of unimproved land, containing by recent survey 21.38 acres of land, more or less, commonly known as the Liberty Picnic Woods, situate at the southwest corner of the farm described as Parcel No. 1, and along the State Road from Liberty to New Market.

3. All that building lot, being a part of the said farm, Parcel No. 1, fronting on the east side of the Liberty to New Market State Road and immediately adjoining the last house now in Libertytown along the said road, and fronting 78 feet along the said road and running back for depth of even width 321.75 feet, containing 0.57 acres, according to recent survey.

4. All that lot of land along the east side of the said Liberty to New Market State Road immediately south of Parcel No. 3, fronting on the said road 78 feet, more or less, and running back for depth 321.75 feet, containing 0.57 acres of land, more or less, by recent survey.

5. All that lot of land along the east side of the said Liberty to New Market State Road immediately south of Parcel No. 4, fronting on the said road 78 feet, more or less, and running back for depth 321.75 feet, containing 0.57 acres of land, more or less, by recent survey.

The above second, third, fourth and fifth parcels have been recently surveyed and a copy of the surveyor's description may be obtained from the undersigned. These five parcels will be offered separately and as a whole and will be sold to the best advantage.

The five parcels above described comprise all that farm referred to in the Last Will and Testament of Sidney Sappington as "tenanted by John D. Kling" and recorded in Liber J.K.W. No. 2, folio 284, one of the Record Books for Wills in the Office of the Register of Wills for Frederick County.

6. All that farm land containing 152 acres, 3 roods and 27 square perches of land, more or less, lying on the south side of the Libertytown-Walkersville Road, about two miles west of Libertytown, in Liberty District, Frederick County, State of Maryland, and referred to in the Last Will and Testament of Sidney Sappington aforesaid as "cultivated by Maurice Dinan," and being the same real estate heretofore conveyed to the said Sidney Sappington by Sarah E. Sappington, et al., by deed bearing date on the 3rd day of February, 1886, and recorded in Liber W.I.P. No. 1, folio 302, one of the Land Records of Frederick County. About 80 acres of this parcel is in good timber, but there are no buildings.

All growing crops are excepted from this sale.

TERMS OF SALE: One-third of the purchase money to be paid in cash on the day of sale or on the ratification thereof by the Court, the residue in six months, the purchaser or purchasers giving his, her or their notes with approved security and bearing interest from the day of sale, or all cash, at the option of the purchaser or purchasers. A deposit of \$1,000.00 will be required of the purchaser of the first parcel, \$100.00 will be required of the purchaser of the second, third, fourth and fifth parcels, and \$500.00 of the purchaser of the sixth parcel, on the day of sale, to insure compliance with the terms hereof. All costs of conveyancing, including revenue stamps, State and Federal, to be paid by the respective purchaser or purchasers.

PARSONS NEWMAN,
D. PRINCETON BUCKEY,
Trustees

Emmert R. Bowlus, Auctioneer.

EXHIBIT NO. 1

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I hereby acknowledge to have purchased of Parsons Newman and D. Princeton Buckey, Trustees in No. 16,889 Equity in the Circuit Court for Frederick County in Equity, on this eighth day of September, in the year Nineteen Hundred and Fifty, all that valuable farm situate south and east of the Village of Liberty in Frederick County, State of Maryland, containing two hundred and forty-seven (247) acres and thirty-five square perches, more or less, and being more fully described as Parcel No. 1 in the annexed advertisement, at and for the sum of Twenty one
thousand four hundred Dollars,
and upon the terms of sale set forth in said advertisement.

Witness

Emmert R. Bowlus

Marvin Lee Jackson
Elva M. Jackson

Filed September 13, 1950